



Connells

Park Side View Hanham Road
Bristol



Property Description

This well-maintained two-bedroom maisonette is arranged over two floors. The ground floor offers a spacious open-plan kitchen/living area, a useful downstairs WC and a second bedroom, while the first floor provides a generous main bedroom, family bathroom and loft access from the landing. The property is fully electric, features modern fittings throughout and benefits from an allocated parking space to the rear, making it an ideal first-time purchase or investment opportunity.

Entrance Hall

From the front door, smooth ceilings, laminate wood flooring, fuse box and telecom point, space for coats and shoes, electric wall-mounted heater

Kitchen / Lounge

15' 7" max x 14' 8" max (4.75m max x 4.47m max)
Double glazed windows to the side aspect, smooth ceilings, laminate wood flooring, built-in storage cupboard, open-plan living space with kitchen area comprising wall and base units with worktops over, electric hob with extractor over, low-level electric oven, integrated fridge freezer, sink unit with drainer and mixer tap, partly tiled walls, space for washing machine, electric wall-mounted heater.



Downstairs Cloakroom

Obscure window, smooth ceilings, laminate wood flooring, WC, wash hand basin with mixer tap, partly tiled walls, extractor fan, chrome heated towel rail.

Bedroom Two

9' 9" x 8' 8" (2.97m x 2.64m)
Double glazed window to the front aspect, smooth ceilings, laminate wood flooring, electric wall-mounted heater

First Floor Landing

Bedroom One

14' 7" x 11' 8" (4.45m x 3.56m)
Double glazed window to the front aspect, smooth ceilings, laminate wood flooring, built in walk-in wardrobe, TV point, electric wall-mounted heater.

Bathroom

8' 9" x 5' 7" (2.67m x 1.70m)
Skylight window, tiled flooring, panelled bath with shower over, partly tiled walls, WC, wash hand basin with mixer tap, chrome heated towel rail.

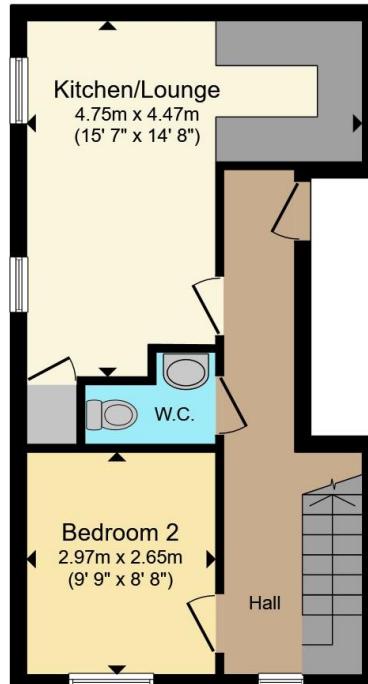
Parking

Allocated parking space located to the rear of the building.

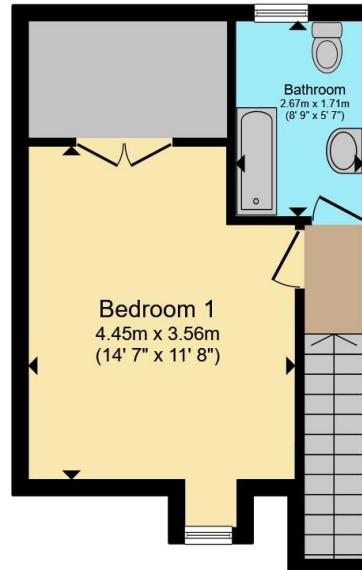








Ground Floor



First Floor

Total floor area 64.1 m² (690 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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1 Regent Street Kingswood
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EPC Rating: C
 Council Tax
 Band: B

Service Charge:
 2095.54

Ground Rent:
 150.00

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/KWD311232\]\(http://www.connells.co.uk/Property/KWD311232\)](http://www.connells.co.uk/Property/KWD311232)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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